

File Number
HP04-002

Application Type
Historic Preservation Permit / Hensley Historic District

Council
3

SNI
13th Street

Planning Area
Central

Assessor's Parcel Number(s)
249-48-050

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Sally Notthoff Zarnowitz

Location: The east side of North 6th Street, approximately 380 feet north of Julian Street. (336 North 6th Street)

Gross Acreage: 0.19 Net Acreage: 0.19 Net Density: n/a

Existing Zoning: R-M Multi-Family Residence Existing Use: residential

Proposed Zoning: No change Proposed Use: single-family residential

GENERAL PLAN

Completed by: SNZ

Land Use/Transportation Diagram Designation
Medium Density Residential (8-16 DU/AC)

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: SNZ

North: Residential R-M Multiple Residence

East: Residential R-M Multiple Residence

South: Residential R-M Multiple Residence

West: Residential R-M Multiple Residence

ENVIRONMENTAL STATUS

Completed by: SNZ

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: SNZ

Annexation Title: Original City

Date: 3/27/1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Recommend Approval
☐ Recommend Approval with Conditions
☐ Recommend Denial

Date _____

Approved by: _____

OWNER / DEVELOPER

Yvette and Robert Abatecola
336 North 6th St.
San Jose CA 95110

ARCHITECT

RC Consulting Engineers, Inc.
5681 Cottle Road
San Jose CA 95123

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: SNZ

Department of Public Works

None

Other Departments and Agencies

None

GENERAL CORRESPONDENCE

None

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The subject site consists of 0.19 acres on the west side of North Sixth Street, approximately 160 feet south of Washington Avenue (336 North Sixth Street). The site is located in the R-M Multi-Family Residential Zoning District with a San José 2020 General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC). Existing residential uses surround the site. Under previous ownership, the attic was converted to living space without the benefit of permits. The current owners, Yvette and Robert Abatacola are requesting a Historic Preservation Permit for exterior alterations under the Historic Preservation Ordinance (Title 13 of the Municipal Code) to the residence in order to accommodate the previously converted attic living space and the proposed finished basement living space. A concurrent Single Family House Permit (SF04-032) will allow for the conversion of attic to living space, resulting in a house that with a FAR that exceeds .45 under the Zoning Ordinance (Title 20 of the Municipal Code).

HISTORIC RESOURCE DESCRIPTION

This building is listed as a Contributing Structure to the Hensley Historic City Landmark District in the San Jose Historic Resources Inventory. The Hensley Historic District contains the largest remaining concentration of intact residences, developed between 1865 and 1918 in the City of San Jose. The structure was identified on the Historic District Nomination Form as a 1908 one and a half story Queen Anne/Colonial with a raised entry, and rounded dentils.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15331 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from environmental review in that the project is limited to the rehabilitation of a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

GENERAL PLAN CONFORMANCE

This single-family residence on a 0.19 gross-acre site is consistent with the site's General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC). This density allows for a mixture of detached and attached residential units. The rehabilitation of this historic site within the Hensley

Historic District is also consistent with the General Plan Historic, Archaeological and Cultural Resources Goal of preserving historically significant sites, structures and districts in order to promote a greater sense of awareness and community identity and to enhance the quality of urban living.

PROJECT DESCRIPTION

This project proposes to install new compatible wood trim and windows at the finished basement level, to install flush skylights at the attic level, to replace existing concrete basement stairs in kind and add a compatible basement entry at the rear of the house.

FRONT (WEST) ELEVATION

- ? Install new wood basement window to match and align with existing first floor wood window
- ? Construct new concrete window well

RIGHT SIDE (SOUTH) ELEVATION

- ? Install new wood basement windows to match and align with existing first floor wood windows
- ? Construct new concrete window wells
- ? Install new flush compatible skylights in roof

REAR (EAST) ELEVATION

- ? Replace existing with new concrete basement access stairs
- ? Construct shed roof to match existing
- ? Install new compatible wood basement door

LEFT SIDE (SOUTH) ELEVATION

- ? Install new wood basement windows to match and align with existing first floor wood windows
- ? Construct new concrete window wells

ANALYSIS

The primary project issue is conformance with the *Your Old House Guide for Preserving San Jose Homes* Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation. The project conforms to *Your Old House* and the Standards in general, and in particular to Standards No.1, No. 6, and No. 9.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The conversion of the attic and basement space will allow for the establishment of the historic use as a single-family residence while maintaining distinctive materials and features.

6. Deteriorated features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The existing features will be repaired rather than replaced. Where replacement of sections of historic features is necessary, they will be replaced in kind.

9. New additions, exterior alterations, or related new construction will not destroy historic materials,

features, spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new wood windows at the proposed finished basement will match the existing windows in material and be compatible with the size, scale and proportions of the historic house features. The low profile of the proposed skylights is intended to minimize their visibility, while allowing required daylight into the upstairs living space. In order to limit the scope of proposed work on this single-family house, the owners are proposing to retain the existing non-compatible dormer windows with the intent of replacing them with compatible dormer windows under future permits.

COMMUNITY OUTREACH

A public hearing notice for the project was published in a local newspaper and mailed to all property owners and tenants within 500 feet of the subject site.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to *Your Old House* and the Secretary of the Interior's Standards and recommend approval of the proposed exterior changes to the Director of Planning with standard conditions.

Attachments: Map
 Photographs
 Plan set